

COA # 2014-COA-350 (LS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date SEPT. 3, 2014
429 N. PARK AVENUE LOCKERBIE SQUARE		NEW CASE
Applicant TONY & SUE MORREALE mailing address: 429 N. Park Avenue Indianapolis, IN 46202		Center Township Council District: 15 Vop Osili
Owner: SAME AS ABOVE		
EXPEDITED CASE		
IHPC COA: 2014-COA-350 (LS) <ul style="list-style-type: none"> • Construct elevator addition on rear (east) elevation. • Construct screened in porch. • Add window openings to south façade. 		
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Background of the Property

A block of dwellings appears on the 1887 Sanborn map. The house located on this site was removed for parking by the mid-1960s. A one-story concrete block building built later was demolished in 1990 to create room for the current home. The existing townhome was approved by the IHPC in 1990.

Proposed Addition

This is a 3-story townhome. The owners would like to install an elevator, and this will be added to the rear of the home, facing the alley. The elevator addition is designed by Terry Bradbury. The project includes adding approximately 6 ft. to the east elevation. The addition will include a closet on the other side to give symmetry to the elevator shaft. The bay will be pushed out and reconfigured beyond these walls. The new addition will be clad in wood lap siding as the existing rear is now. There will be a trim board to make the appropriate transition from the brick sidewalls.

The existing third floor bay will be altered to a narrower configuration with paired double-hung windows. There is a long window on the bottom, which will serve as a light well for the new screened in porch below. The porch will extend out from the house, occupying a portion of what now is open roof deck. A part of that open deck will remain, as will the existing railing. A new row of windows will also be added to the second floor on the south façade.

Due to the proximity and placement of this house on the lot, there is no visibility of the rear from any primary street, and little visibility from the alley unless directly behind the building.

Lockerbie Square Plan

The plan states the following about additions:

- *Additions should be located away from the front façade and at the rear.*
- *The scale, height, size, and mass should relate to the existing building and not overpower it. The mass and form of the original building should be discernable, even after an addition has been constructed.*

The proposed addition is compatible with the architecture of the original building, as well as the surrounding historic context. It accommodates a modern need with a simple and functional design.

STAFF RECOMMENDED MOTION

COA #2014-COA-350 (LS):

- **To approve a Certificate of Appropriateness to construct an elevator addition on rear (east) elevation; construct screened in porch; add window openings to south façade; as as per submitted documentation and subject to the following stipulations:**

DCE: Stipulations 1 and 2 must be completed prior to the issuance of any building permits.

1. **Final construction drawings shall be approved by staff prior to commencement of work.**
Approved: _____ Date: _____
2. **A pre-construction meeting with IHPC staff, the designer, the owner, and the contractor/construction manager must be held prior to commencement of construction.**
Approved: _____ Date: _____
3. **All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.**
4. **Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.**
5. **Any change to the design or scope of work must be approved by IHPC staff prior to commencement of work.**

Staff Reviewer: Emily Jarzen



Maps of subject property



Aerial view of subject property



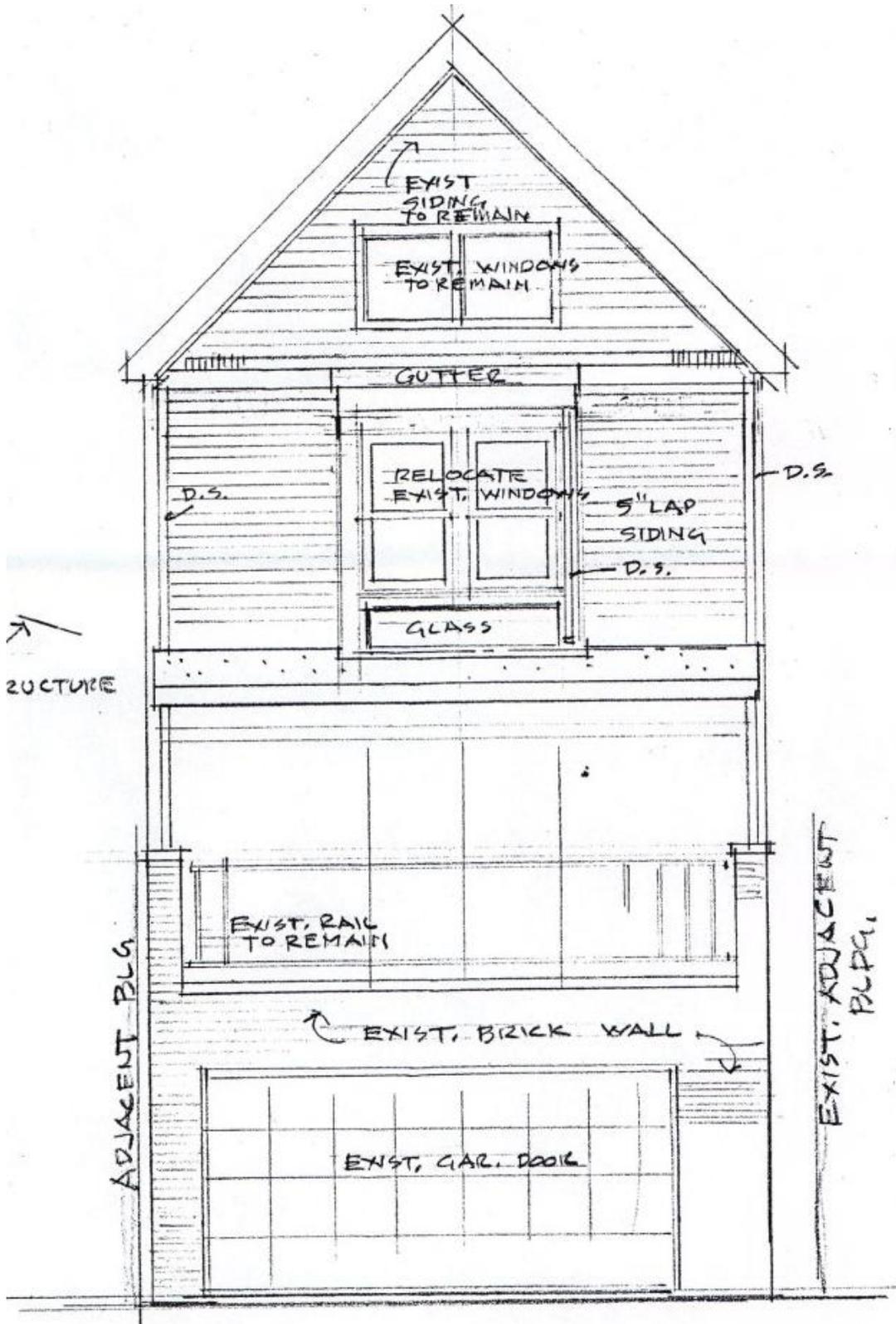
Aerial view of subject property, facing west (rear façade)



429 N. Park (Front Elevation)



Rear of 429 N. Park



STRUCTURE

ADJACENT BLDG

EXIST. ADJACENT BLDG.

EAST ELEVATION

